

**Minutes of Meeting**  
**Grafton Planning Board**  
**March 30, 2015**

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A regular meeting of the Grafton Planning Board was held on March 30, 2015 in Conference Room A at the Grafton Municipal Center, 30 Providence Road, Grafton, MA. Present for the meeting were Chairman David Robbins, Vice-Chair Michael Scully, Clerk Sargon Hanna, Robert Hassinger and Linda Hassinger. Absent from the meeting was Associate Member Andrew Clarke. Staff present was Town Planner Joe Laydon.

Chairman Robbins called the meeting to order at 7:00 p.m.

### **1. PUBLIC INPUT**

No public input at this time.

#### **ACTION ITEM 2A: DRAFT DECISION - MRSP 2013-4 – “GRAFTON HILL” SUBDIVISION – WESTERLY SIDE GRAFTON LLC (APPLICANT) – WESTERLY SIDE GRAFTON LLC, ROCKY ROAD REALTY TRUST, ROBERT B. MCINNIS & ABBY MCINNIS TRUST & OLIVE SIMONO (OWNERS) – OFF 81 NORTH STREET AND 52 WORCESTER STREET**

Mr. Robbins noted that 2 weeks earlier, the Board voted on the waivers, and last week determined that the decision would be a denial. The Board then discussed the best way to state the Findings F13 and F28 for the decision to outline the processes the applicant has taken and not taken to work with the Conservation Commission. It was decided that Finding F-29 could be stricken from the decision. Draft changes were discussed and staff was instructed to complete the final draft for the Board to finalize its decision at the following Planning Board Meeting.

The Board determined that a meeting on April 26, 2015 would be put in place to finalize the decision. Staff will get Town Counsel's review on the draft.

#### **ACTION ITEM 2B: ACCEPTANCE OF LANDSCAPING BOND – BLUEWAVE CAPITAL / SUN EDISON – 43 ESTABROOK AVENUE – SPECIAL PERMIT SP 2013-4**

Mr. Laydon noted that additional material is being sought after from the applicant, however, he presented some information on the landscaping plan gathered during a site walk he completed with Conservation Agent, Maria Mast. He noted that the material provided has been reviewed by Jeff Walsh of Graves Engineering. He has suggested that the applicant plant more deciduous shrubs up to the fenced area in a layered pattern to create more natural screening. He suggested the white pine being proposed be replaced with spruce. He also recommended that stones along road be restacked into a more defined wall. In order to create the best outcome, he has also suggested to the applicant additional transplanting and plantings for the area on both sides of the created wall that will least compromise the drainage berm in place by the road. Board members were in support of suggestions presented by the Mr. Laydon and will wait on improvements to the Landscape Plan to be submitted from the Applicant.

### **3. STAFF REPORT**

Mr. Laydon informed the Board of the following:

- Updates of filling the vacant Planning Department position.
- Letter to State Representative David Muradian has been sent on State/Science Park Property in Grafton. Other state officials are being contacted for proceeding to determine use of the property.

- Staff has begun to look into the potential uses of the Creeper Hill Property, owned by the Town of Grafton.
- Working with staff at WBDC to finalize their Master Plan update since they also have interest in Centech Park.
- An Article will be submitted by the Board of Selectmen to limit uses in the Water Supply Protection Overlay District (WSPOD) be by Special Permit only in order to protect the aquifer.

The Board discussed the process and implications of the Article passing at Town Meeting with the Town Planner.

### **ADJOURNMENT**

**MOTION** by Mrs. Hassinger, **SECOND** by Mr. Hanna, to adjourn the meeting. **MOTION** carried unanimously 5 to 0.

The meeting was adjourned at 8:17 p.m.

### **EXHIBITS**

- **Action Item 2A: Draft Decision – MRSP 2013-4 – “Grafton Hill” Subdivision – Westerly Side Grafton, LLC (Applicant); Westerly Side Grafton LLC, Rocky Road Realty Trust, Robert B. McInnis & Abby McInnis Trust, & Olive Simono (Owners) – off 81 North Street and 52 Worcester Street**
  - Draft Decision, dated March 27, 2015; 21 pages.
- **Action Item 2B: Acceptance of Landscaping Bond – BlueWave Capital / SunEdison – 43 Estabrook Avenue – Special Permit SP 2013-4**
  - Town Planner Comments on Estabrook Landscaping Plan – 3/27/15; 4 pages.
- **Item 3: Staff Report**
  - Copy of Correspondence to State Representative David Muradian from Town Planner; Development Potential – North Grafton; dated March 26, 2015; 6 pages.

**These Meeting Minutes were approved by the Planning Board on: August 22, 2016**